

1/23/2020

To: Mayor and City Council members

Preparing to bid the new Phase II of our Sports Complex at Shadow Creek Ranch at the end of next month. Additions to be west of Kingsley on existing land, done through TIRZ funding ultimately, City interim financing. Clay

Shadow Creek Ranch Park Phase II



Scope: Phase 2 of the Sports Complex at Shadow Creek Ranch will include the addition of two cricket/rugby fields, a multipurpose ‘Miracle Field’ area (a sports surface designed to accommodate special needs athletes), additional field lighting, approximately 250 parking spaces, and expanded restrooms and concession offerings.

Justification: As a growing cosmopolitan suburb, as defined in a recent APA publication, our community is presenting an expanding need for diverse recreational programming. In consideration of the field types mentioned it is critical to consider that the need and desire of, once niche sports, are now becoming staples of a culturally diverse population. The need for rugby and miracle fields are increasing in particular due to the City of Houston acquiring a National rugby Franchise, and the continued growth of quality of life for disabled populations due to proximity to the expanding Texas medical Center, respectively.



Project Manager: Mahagony Isabell

Designer: Kimley-Horn

Contractor: N/A

Budget Info:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
TIRZ Reimbursable Debt (CO)	2019B	650,000		650,000
TIRZ Reimbursable Debt (CO)	TBS	9,070,000		9,070,000
General Obligation Bonds				-
W/S Revenue Bonds				-
Other Funding Sources		296,834		296,834
Total Funding Sources		10,016,834	-	10,016,834

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	569,400	20,000	589,400
Construction		9,050,810	9,050,810
Construction Management/Inspection			-
Construction Materials Testing		40,000	40,000
FF&E			-
Total Expenditures	569,400	9,110,810	9,680,210

Project Balance/Contingency			336,624
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The Shadow Creek Ranch Park Phase II project is currently funded by COs that will be reimbursed by Pearland Tax Increment Reinvestment Zone (TIRZ) No. 2.

Schedule Info:

	Base Line	Current
Design Start	February-19	April-19
Bid Start	December-19	February-20
Construction Start	May-20	
Construction Completion	January-21	

Highlights:

- On November 15, 2019 Kimley-Horn submitted a 90% preliminary schematic design and cost estimate, which was distributed to Staff for review.
- On December 10, 2019 Kimley-Horn and Staff held a meeting to review the 90% schematic design and cost estimate. Due to some value engineering performed at this milestone the engineers estimate indicates our ability to construct the maintenance building that was removed from Phase 1 of the project due to inadequate funding.
- The Phase 2 CIP Construction Budget is \$9,030,000. There was an additional \$296,834 remaining from Phase 1 that will be carried over to the Phase 2 construction budget to be utilized for the construction of a maintenance building. Adding the maintenance building in this phase will allow staff to utilize the full construction budget and maximize the benefits of the TIRZ reimbursement. Staff are working with the original design consultant, RPA Architects, to update the original plans for the maintenance building which will be bid as an attachment to the Phase 2 plans Kimley Horn is producing.
- RPA Architects’ design includes the building shell enclosure, brick ledge with CMU, under slab plumbing, restroom, office, vinyl insulation, overhead doors, lighting, and sitework. The scope of the proposed work for the maintenance building will include architectural, structural, mechanical, electrical, and plumbing plans. The design update turnaround time is 1 month. Adding this facility back into the project has pushed the letting date to February.
- Kimley-Horn received comments from the Permits department on January 2nd. The plans will be resubmitted for review in February.
- Park amenities included are: the miracle field, two multi-purpose fields (rugby/cricket), a Mini-Court (5,500 SF multi-purpose accessible court), field lighting, 250 additional parking spaces, and a field house building containing restrooms, a huddle room, concession facility, and a maintenance building.

Upcoming Work Items:

- The maintenance building plans from RPA Architects is scheduled to be complete in February.
- The 100% plan submittal is scheduled to be complete in February, followed by a TRC and review meeting.
- Advertising for bids is now scheduled to begin in late February.

Previous Memos: 02/07/19, 07/11/19, 12/5/19

Project Location Map:

VICINITY MAP



1:4,800

1 inch = 400 feet



This product is for informational purposes only and may not be prepared or be suitable for legal, engineering, or surveying purposes.

MAP PREPARED: JUNE 24, 2019



